

IN RE: PETITION FOR ZONING VARIANCE
NE/S Galena Road, 250' NW of
the c/l of Waterford Road
(1445 Galena Road)
15th Election District
5th Councilmanic District
George Rogers, Jr., et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 91-508-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 415.A.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit three (3) recreational vehicles on the subject property in lieu of the one (1) permitted, as more particularly described on Petitioner's Exhibit 2.

The Petitioners, George, Jr. and Marie Rogers, appeared and testified. There were no Protestants.

Testimony indicated that the subject property, known as 1445 Galena Road, consists of 10,000 sq.ft. zoned D.R. 5.5 and is improved with a single family dwelling and accessory shed. Said property is located within the Chesapeake Bay Critical Areas near Muddy Gut. Upon receipt of a zoning violation notice, Petitioners were advised to file the instant Petition for a determination as to the appropriateness of storing three recreational vehicles on their property. Petitioners testified they currently store a 27-foot motor home, a 22-foot boat on a trailer, and truck camper top on their property in the locations shown on Petitioner's Exhibit 2. Petitioners testified that the camper top was never attached to a truck and is used strictly for storage purposes only. Petitioners introduced a photograph showing that the camper top is located behind the existing shed and that all recreational vehicles are stored to the rear of the subject property. Petitioners testified that practical difficulty and

unreasonable hardship would result if strict compliance were required. In support of their request, Petitioners introduced a signed Petition from many of their neighbors indicating they have no objections to Petitioners storing three recreational vehicles on their property. Testimony indicated the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding community.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. Clearly, the request is not based upon conditions or circumstances which are the result of the Petitioner's

actions, nor does the request arise from a condition relating to land or building use, either permitted or non-conforming, on another property. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for

Baltimore County this 6th day of September, 1991 that the Petition for Zoning Variance from Section 415.A.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit three (3) recreational vehicles on the subject property in lieu of the one (1) permitted, in accordance with Petitioner's Exhibit 2, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Petitioners indicated at the hearing that they intend to replace the existing shed and camper top with a garage at some point in the future. The subject camper top is limited to use for storage purposes only until such time as it is no longer used for storage or is removed from its present location. Once the camper top is removed, the variance granted for that recreational vehicle shall terminate and the Petitioners shall have only two (2) recreational vehicles on their property, namely the 27-foot motor home and 22-foot boat.
- 3) The 27-foot motor home and 22-foot boat must be stored at all times to the rear of the subject property in the locations shown on the site plan submitted and marked Petitioner's Exhibit 2.
- 4) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.
- 5) When applying for any building permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated August 16, 1991, attached hereto and made a part hereof.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date 9/6/91 By [Signature]

ORDER RECEIVED FOR FILING

Date 9/6/91 By [Signature]

ORDER RECEIVED FOR FILING

Date 9/6/91 By [Signature]

ORDER RECEIVED FOR FILING

Date 9/6/91 By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

September 6, 1991

Mr. & Mrs. George Rogers, Jr.
1445 Galena Road
Baltimore, Maryland 21221

RE: PETITION FOR ZONING VARIANCE
NE/S Galena Road, 250' NW of the c/l of Waterford Road
(1445 Galena Road)
15th Election District - 5th Councilmanic District
George Rogers, Jr., et ux - Petitioners
Case No. 91-508-A

Dear Mr. & Mrs. Rogers:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

[Signature]

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

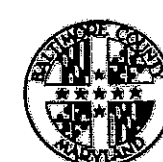
TMK:bjs

cc: Chesapeake Bay Critical Areas Commission
Tawes State Office Building, D-4, Annapolis, Md. 21404

DEPM

People's Counsel

File



Petition for Variance

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 415.A.1 to permit 3 recreational vehicles in lieu of the permitted 1 M.R.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) WE LIVE IN A WATER FRONT COMMUNITY, WE OWN 2 CAMPER VANS, BOAT WAREHOUSE, 1 TRUCK CAMPER IS AND ALWAYS WAS USED AS A SHED, THE 27 FT CAMPER WE USE FOR CAMPING, WE ALSO HAVE A 22 FT BOAT, MANY TIMES WE USE THE CAMPER & BOAT AT THE SAME TIME, I CAN NOT AFFORD TO GET RID OF MY BOAT & TRUCKER SO I WANT TO GET.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

MARIE ROGERS

Signature

GEORGE ROGERS JR.

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

1445 GALENA RD 687698

BALTO MD 21221

City and State

Name, address and phone number of legal owner, contractor purchaser or representative to be contacted

Name

Address

City and State

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1/2 HR.

AVAILABLE FOR HEARING

MON., TUES., WED. - NEXT TWO MONTHS

ALL OTHERS

REVIEWED BY: [Signature] DATE 6/2/91

MAP SECT

F3

T. & R. 15

DATE 7-21-92

200 BF

1000

SP C

Beginning on the northeast side of Galena Road, 50 feet wide, at the distance of 250 feet northwest the centerline of Waterford Road, being Lot 51 in the subdivision of Hyde Park, Book 9, Folio 59. Also known as 1445 Galena Road containing .23 acres in the 15th Election District.

91-508-A

#503

CRITICAL AREA

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 1524 Date of Posting 9/10/91
Posted for [Signature]
Petitioner: GEORGE ROGERS JR. et ux
Location of property: 1445 Galena Rd., 250' NW Waterford Rd., 15th Election District
Location of Signs: Facing Galena Rd., 15' N. roadway
Remarks: [Signature]
Posted by [Signature] Date of return: 9/16/91
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/1, 1991

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/1, 1991.

THE JEFFERSONIAN,

S. Lake Wilson

Publisher

\$ 32.83

CERTIFICATE OF PUBLICATION
Office of
THE AVENUE NEWS

442 Eastern Blvd.
Baltimore, Md. 21221

August 1, 1991

THIS IS TO CERTIFY, that the annexed advertisement of

In matter of
Req. M54928
Case Number 91-508-A
1445 Galena Road
George Rogers, Jr. Et Ax
P.O. 0113126

was inserted in **The Avenue News** a weekly newspaper

published in Baltimore County, Maryland once a week for one
successive week(s) before the 2nd day of August 1991.

that is to say, the same was inserted in the issues of August 1 & 8, 1991.

The Avenue Inc.

per publisher

By _____

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number 91-508-A
1445 Galena Road, 250' NW of centerline Waterford Road
1445 Galena Road
15th Election District - 5th Councilmanic
Petitioner(s): George Rogers, Jr., et ux
HEARING: THURSDAY, AUGUST 29, 1991 at 2:00pm
Variance to permit three recreational vehicles in lieu of the permitted one.

receipt

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

Date: 8/21/91

19100503

PUBLIC HEARING FEES	QTY	PRICE
010 - ZONING VARIANCE (IRL)	1 X	\$35.00
TOTAL:		\$35.00

LAST NAME OF OWNER: ROGERS

Please Make Checks Payable To: Baltimore County 04A0480023MTCRDC 435.00
BA COD:52PH08-21-91

Cashier Validation:

receipt

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

Date: 91-508A

Please Make Checks Payable To: Baltimore County 04A0480023MTCRDC 435.00
BA COD:52PH08-29-91

Cashier Validation:

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 9-23-91

COPY

George and Marie Rogers
1445 Galena Road
Baltimore, Maryland 21221

RE:
Case Number: 91-508-A
1445 Galena Road, 250' NW of centerline Waterford Road
1445 Galena Road
15th Election District - 5th Councilmanic
Petitioner(s): George Rogers, Jr., et ux
HEARING: THURSDAY, AUGUST 29, 1991 at 2:00 p.m.

Dear Petitioner(s):

Please be advised that \$ 85.83 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

JUNE 28, 1991

COPY

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-508-A
1445 Galena Road, 250' NW of centerline Waterford Road
1445 Galena Road
15th Election District - 5th Councilmanic
Petitioner(s): George Rogers, Jr., et ux
HEARING: THURSDAY, AUGUST 29, 1991 at 2:00 p.m.

Variance to permit three recreational vehicles in lieu of the permitted one.

Zoning Commissioner of
Baltimore County

cc: George and Marie Rogers

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

July 31, 1991

Mr. & Mrs. George Rogers
1445 Galena Road
Baltimore, MD 21221

RE: Item No. 503, Case No. 91-508-A
Petitioner: George Rogers, et ux
Petition for Variance

Dear Mr. & Mrs. Rogers:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw
Enclosures

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this
3rd day of July, 1991.

Arnold Jahoda
ARNOLD JAHODA
DIRECTOR

Received By:
James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: George Rogers, et ux
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Marie Rogers, Item No. 503

DATE: July 22, 1991

In reference to the Petitioner's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PR/JL/cmm
ITEM503/ZAC1

Rec'd
jw 7/24/91

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21204-5500

(301) 887-4500

JULY 26, 1991

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: GEORGE ROGERS, JR.
Location: #1445 GALENA ROAD
Item No.: 503 Zoning Agenda: JULY 2, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Pat Keller* 7-26-91 Noted and Approved
Planning Group
Special Inspection Division

JK/REX

Rec'd
jw 7/24/91

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: July 3, 1991
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for July 2, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 407-revised, 492, 494, 496, 497, 499, 500, 501, 502 and 503.

For Items 429-revised, a County Review Group Meeting is required.

For Item 272 (Case No. 90-434-SPHA), the previous County Review Group Meeting Comments are still applicable.

For Item 493, a 5-foot widening strip is requested for the ultimate 50-foot right-of-way width of Railroad Avenue.

For Item 495, no permanent structures are allowed within the limits of Baltimore County drainage and utility easements.

For Item 498, a County Review Group Meeting is required. In addition, the following highway comments are provided:

Red Lion Road is an existing road, which shall ultimately be improved as a 40-foot street cross-section on a 60-foot right-of-way.

The Developer's responsibilities along the existing frontage of this site shall be as follows:

- The submission of detailed construction drawings to extend a minimum distance of 200 feet beyond the limits of the site, or as may be required to establish line and grade.

Zoning Advisory Committee Meeting July 2, 1991
Page 2

- The submission of full cross-section as deemed necessary for design and/or construction purposes. The sections are to be taken at 25-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.
- The preparation of the right-of-way plat for, and the dedication of any widening and slope easements at no cost to the County.
- The preparation of the right-of-way plat for any offsite road right-of-way required to make the necessary improvements. Baltimore County will attempt to acquire the right-of-way at the Developer's expense.
- The grading of the widening and the existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.
- The relocation of any utilities or poles as required by the road improvements.
- The construction of combination curb and gutter in its ultimate location and a maximum of 28.5 feet of paving adjacent thereto along the frontage of the property. The paving thickness shall conform with Baltimore County standards.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: August 27, 1991

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management
FROM: Rahee J. Famili
SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: July 2, 1991

This office has no comments for items number 492, 494, 495, 496, 498, 499, 500, 501, 502 and 503.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines
Zoning Commissioner
DATE: August 16, 1991
FROM: Mr. J. James Dieter, Director
SUBJECT: Petition for Zoning Variance - Item 503
Rogers Property
Chesapeake Bay Critical Area Findings

RECEIVED
AUG 21 1991
ZONING OFFICE

SITE LOCATION

The subject property is located at 1445 Galena Road. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME George and Marie Rogers

APPLICANT PROPOSAL

The applicant has requested a variance from section 415A.1 of the Baltimore County Zoning Regulations to permit "three recreational vehicles in lieu of the permitted one".

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

- "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
- Conserve fish, wildlife and plant habitat; and
- Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts." <COMAR 14.15.10.01.02>

Memo to Mr. J. Robert Haines
August 16, 1991
Page 2

REGULATIONS AND FINDINGS

- Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" <Baltimore County Code Sec. 22-213(a)>.
Finding: This property is located approximately 200 feet from the tidal waters of Back River. No disturbance of the shoreline buffer shall occur.
- Regulation: "No dredging, filling, or construction in any wetland shall be permitted. Any wetland must be adequately protected from contamination" <Baltimore County Code Sec. 22-98>.
Finding: No tidal or non-tidal wetlands were found on this site, or in the vicinity of the site.
- Regulation: "If a parcel or lot one-half acre or less in size was in residential use or zoned for residential purposes on or before December 1, 1985, then man-made impervious surfaces associated with that use are limited to 25% of the parcel or lot" <Section 22-217(e)>.
Finding: The applicant proposes to store three recreational vehicles on this property. One of the campers is to be permanently used as a shed. The other two, one a boat and the other an RV, will be temporarily stored on the property and not considered permanent structures. The existing house and the shed do not create impervious surfaces that sum to more than 25% of the lot. Impervious surfaces that sum to more than 25% of the lot shall not be permitted.
- Regulation: "If no forest is established on proposed development sites, these sites shall be planted to provide a forest or developed woodland of at least 15%" <COMAR 14.15.02.04 C.(5)>.
Finding: This property presently contains 15% tree cover. No additional tree planting is required. However, property owners are always encouraged to plant native tree species. Trees are an important factor in improving water quality. The roots of trees greatly improve the infiltration rate of storm water and efficiently remove nitrogen from subsurface flows of groundwater. Trees also act as both a barrier and a sponge, blocking and absorbing eroding soils and the phosphorous associated with them.

Memo to J. R. Haines
August 16, 1991
Page 3

- Regulation: "The stormwater management system shall be designed so that:
(1) Development will not cause downstream property, watercourses, channels or conduits to receive stormwater runoff at a higher rate than would have resulted from a ten year frequency storm if the land had remained in its predevelopment state;
(2) Infiltration of water is maximized throughout the site, rather than directing flow to single discharge points; and
(3) Storm drain discharge points are decentralized to simulate the predevelopment hydrologic regime.
(4) There is sufficient storage capacity to achieve water quality goals of COMAR 14.15 and to eliminate all runoff caused by the development in excess of that which would have come from the site if it were in its predevelopment state" <Baltimore County Code, Section 22-217(h)>.
Findings: In order to comply with the above regulation, rooftop runoff from the existing house shall be directed through downspouts and into Dutch drains or seepage pits (see attached drainage information sheet). This will encourage maximum infiltration of stormwater and decrease the amount of runoff leaving the site.

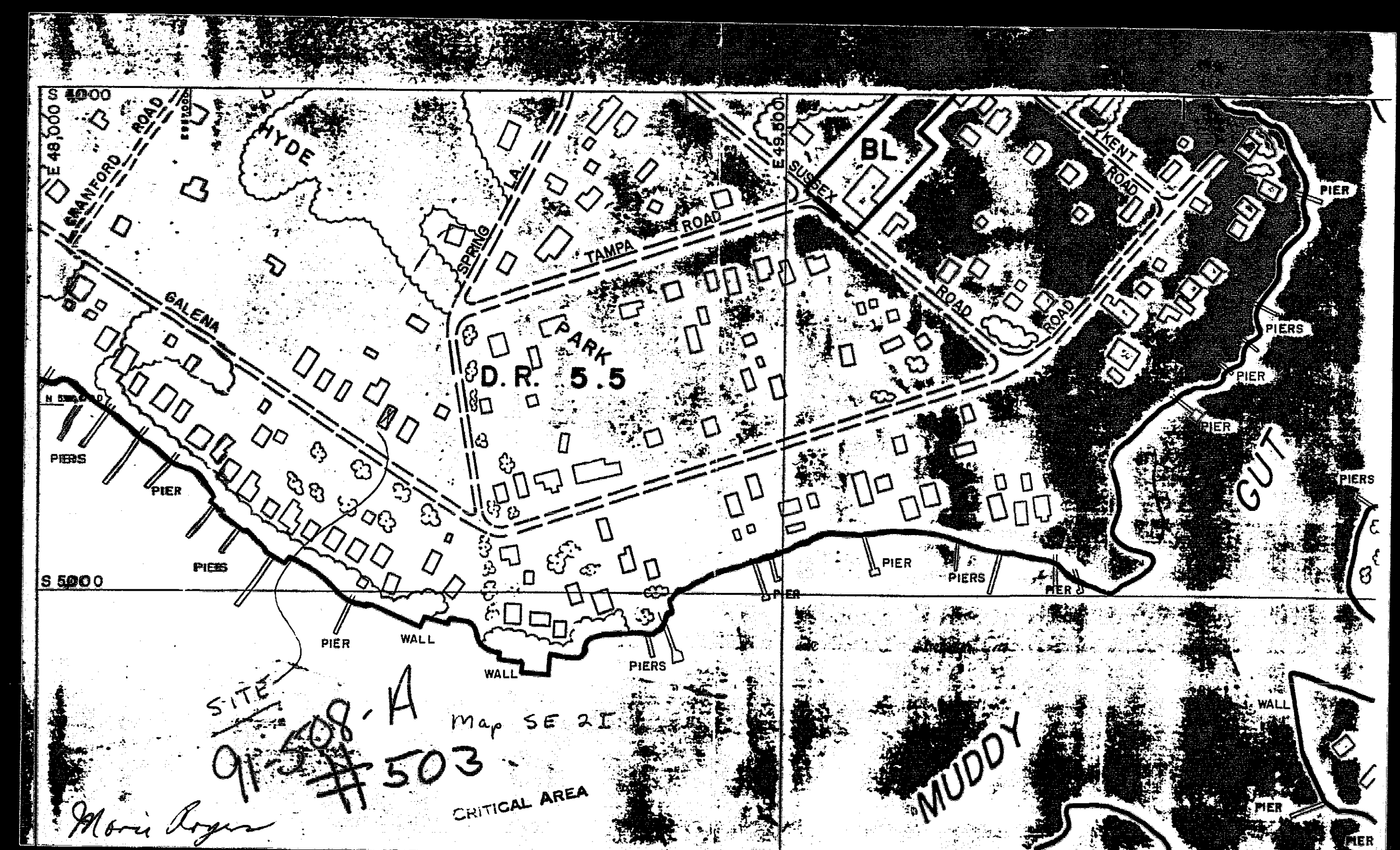
CONCLUSION

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above. This proposal does comply with Chesapeake Bay Critical Area Regulations, and is therefore approved. If there are any questions, please contact Mr. David C. Flowers at 887-2904.

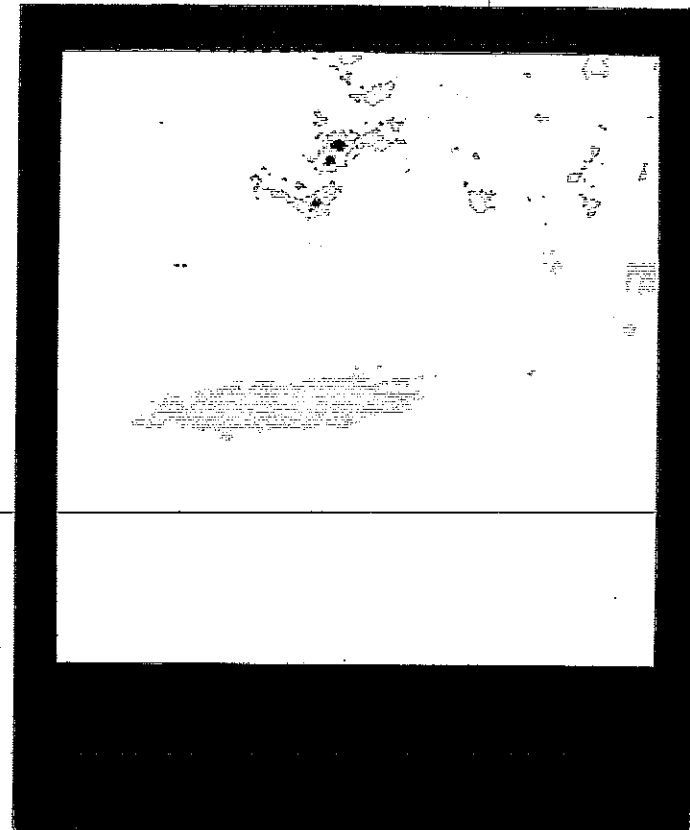
J. James Dieter
J. James Dieter, Director

JJD:DCF:ju
Attachment

cc: The Honorable Vincent Gardina
The Honorable Donald Mason
Mr. Ronald B. Hickernell
Mr. and Mrs. Rogers



Petitioner's
Motorcycle
91-508-A



PETITION FOR 3 RECREATIONAL VEHICLES IN
LIEU OF THE PERMITTED ONE
AS A NEIGHBOR OF GEORGE

AND MARIE ROGERS LIVING IN THE
WATERFRONT COMMUNITY OF HYDE
PARK I CAN NOT SEE WHERE
MORE THE ONE RECREATIONAL
VEHICLE ON THEIR PROPERTY WOULD
HURT US OR THE COMMUNITY.

NAME	ADDRESS
1. Christine, Marie	1437 GALENA RD.
2. John, Marie	1437 GALENA RD.
3. George, Marie	1436 GALENA RD.
4. Richard, Marie	1432 GALENA RD.
5. George, Marie	1430 GALENA RD.
6. Margaret, Marie	1428 GALENA RD.
7. Nicholas, Marie	1428 GALENA RD.
8. A. R. HODGSON, Marie	1424 GALENA RD.
9. John, Marie	1427 GALENA RD.
10. John, Marie	1418 GALENA RD.
11. William, Marie	1419 GALENA RD.
12. Diana, Marie	1417 GALENA RD.
13. Shonda, Marie	1416 GALENA RD.
14. Edward, Marie	1416 GALENA RD.
15. Helen, Marie	1415 GALENA RD.
16. Mary, Marie	1415 GALENA RD.
17. Betty, Marie	1438 GALENA RD.
18. George, Marie	1441 GALENA RD.
19. George, Marie	1444 GALENA RD.
20. Mary, Marie	1442 GALENA RD.

21. Margaret, Marie	1449 GALENA RD.
22. Richard, Marie	1448 GALENA RD.
23. Marie, Marie	1450 GALENA RD.
24. George, Marie	1450 GALENA RD.
25. Wayne, Marie	1451 GALENA RD.
26. Edward, Marie	1456 GALENA RD.
27. Michael, Marie	1501 GALENA RD.
28. George, Marie	1506 GALENA RD.
29. Joseph, Marie	1440 GALENA RD.
30. August, Marie	1403 GALENA RD.
31. Mary, Marie	1501 WATERFORD RD.
32. Mary, Marie	1501 GALENA RD.
33. George, Marie	1505 GALENA RD.
34. George, Marie	1505 GALENA RD.
35. Barbara, Marie	510 CANTON RD.

**PETITIONER'S
EXHIBIT 1**

